



Vuela

Affordable, transit-oriented development in Wilsonville

Spanish for “flying,” Vuela is helping Oregonians soar to new heights with 121 affordable housing units and convenient access to regional transit and social services.

A 2022 Legislative Report states that 550,000 housing units must be built in Oregon over the next 20 years to eliminate a housing crisis that developed after decades of underproduction. Coupled with rising construction costs, this statewide shortage makes finding an affordable home difficult, if not impossible, for many Oregonians.

State law now requires cities to develop strategies to increase housing production, and offers federal incentives for new projects that deliver affordable homes. Wilsonville is delivering by providing land at the Wilsonville Transit Center for construction of affordable housing and amenities with a regional transit system at its doorstep.

PROJECT HIGHLIGHTS

- 121 homes affordable to households making between 30% and 80% of Area Median Income, with a focus on family-sized units
- A permanent home for Wilsonville Community Sharing, the city’s social service agency and food bank
- SMART Welcome Center for transit information
- Coffeehouse/community space
- Outdoor plazas and play area with mature Douglas fir trees
- Sustainability features, including Energy Star appliances, rooftop solar panels, EV charging stations, and integrated stormwater management

FUNDING SOURCES

Unlike typical, market-rate residential development, affordable housing projects rely on a variety of public subsidies. Funding sources for this \$57 million project include:

- \$28.4 million in tax-exempt bonds issued by Oregon Housing and Community Services
- \$24.6 million in equity from federal low-income housing tax credits allocated by Oregon Housing and Community Services
- \$8 million in regional Metro Affordable Housing Bond Funds awarded by Clackamas County
- \$1.4 million City of Wilsonville system development charge (SDC) subsidy and land donation to Palindrome, the project’s developer
- \$1.9 million state legislative grant
- \$250,000 Metro TOD grant

PROJECT TIMING

Construction begins in August 2024, with completion anticipated in early 2026.

RESIDENT RESOURCES

Support to Vuela residents will be available in partnership with:

- Latino Network
- Wilsonville Community Sharing
- Level Field Community Development Corporation

FOR MORE INFORMATION

ci.wilsonville.or.us/vuela

Frequently Asked Questions

HOW WAS THIS PROPERTY IDENTIFIED FOR DEVELOPMENT?

When the Wilsonville Transit Center was developed in 2008, this vacant City-owned property was designated for “future development.” Wilsonville’s 2020 Equitable Housing Strategic Plan identified the site as an opportunity for a public/private partnership to build transit-oriented affordable housing. The City’s ownership of the land allowed it to establish a vision for the property and set development requirements. The availability of existing, underused parking further serves the development and lowers costs.

WHAT DID WILSONVILLE CONTRIBUTE, AND WHAT WILL THE CITY GET IN RETURN?

To reduce the project cost and catalyze development, the City sold the 1.39-acre parcel to development partner Palindrome for \$1. The City also subsidized and deferred a portion of the Systems Development Charges (SDCs) for the project’s affordable housing units. In return, the community receives 121 affordable housing units, a SMART welcome center, and a permanent home for Wilsonville Community Sharing, a non-profit social service agency that operates the local food bank and connects families in need with a variety of resources.

WHAT AMENITIES WILL BE AVAILABLE TO RESIDENTS AND THE WILSONVILLE COMMUNITY?

Vuela’s units, site plan, affordability, and uses have been designed to promote family health and safety and create community. The campus includes a children’s play area, community room, and a food pantry operated by Wilsonville Community Sharing. Additionally, residents and commuters have convenient access to a ground floor coffee shop, SMART Welcomes Center, SMART buses, and the Westside Express Service (WES) commuter rail. Latino Network is providing frequent supportive services and community events for residents, while 20 permanent supportive housing units and wraparound services will aid those most in need.

WHERE WILL RESIDENTS PARK?

The adjacent park-and-ride lot has nearly 400 spaces, most of which are not used throughout the day. The development is leasing at least one space per unit for the project’s exclusive use; sufficient parking remains available for daily public use.

WILL CONSTRUCTION AFFECT SERVICE AT THE TRANSIT CENTER?

At points throughout construction, some bus stop locations will be temporarily relocated, and there may be minor delays. Signage will be posted. Visit www.ridesmart.com for more information.

WHO IS ELIGIBLE TO LIVE AT VUELA? HOW CAN SOMEONE APPLY?

To be eligible, potential residents must make no more than 80% of Area Median Income. More application details will be made available when the project is closer to completion. Please visit www.ci.wilsonville.or.us/vuela for updates.

STAFF CONTACT

Kimberly Rybold, AICP
Senior Planner
rybold@ci.wilsonville.or.us
503.682.4960

